

17.08 ZONES AND ZONE REGULATIONS

17.08.010 ESTABLISHMENT OF ZONES

The intent of this section is to create a series of zones of such number and character as are necessary to achieve compatibility of uses within each zone, to implement the intent of the Official Comprehensive Land Use Plan, and to complement the Official Zoning Map of the Municipality. For the purposes of the Zoning Ordinance, all land and water areas in the Municipality are hereby divided into the following zones:

- A. RESIDENTIAL 1 (R1):** The R1 zone is established to provide for low density area in which the principal use of land is for single family residences:
- A-1. RESIDENTIAL 1A (R1A):** The R1A zone is established to permit single family dwellings on lots of 20,000 square feet.
- B. RESIDENTIAL 2 (R2):** The R2 zone is established to provide areas for single family dwellings in areas where community water supply and community sewage disposal facilities essential to public health are available or can be made available in the future.
- B-1. RESIDENTIAL 2A (R2A):** The R2A zone is established to provide for single-family dwellings and other uses authorized in the R2 zone on lot sizes smaller than those authorized in the R2 zone and larger than those authorized in the R3A zone, but of a similar urban character. In these areas, community water supply and sewage disposal facilities are available or can be made available in the future.
- C. RESIDENTIAL 3A (R3A):** The R3A zone is established to provide areas for single family dwellings on lot sizes smaller than the R2 zone, but of a similar urban character. In these areas, community water supply and sewage disposal facilities are available or can be made available in the future.
- D. RESIDENTIAL 3B (R3B):** The R3B zone is established to provide for single-family dwellings and other uses authorized in the R2 zone on lot sizes smaller than those authorized in the R2 zone and larger than those authorized in the R3A zone, but of a similar urban character. In these areas, community water supply and sewage disposal facilities are available or can be made available in the future.
- E. RESIDENTIAL 4 (R4):** The R4 zone is established to provide the full range of residential housing types in a higher density environment where all of the facilities for urban living, including community sewer and water facilities, are available.
- F. RESIDENTIAL 4A (R4A):** The R4A zone is established to provide areas for low density attached dwelling units where all the facilities for urban living, including community water and sewer, are available.
- G. RESIDENTIAL 5 (R5):** The R5 zone is established to provide high density urban living in certain particularly desirable areas where all of the facilities for urban living, including community sewer and water facilities are available.
- H. RESIDENTIAL 6 (R6):** The R6 zone is established to provide high density urban living in certain particularly desirable areas where all of the facilities for urban living including community sewer and water facilities are available.
- I. CENTRAL BUSINESS (CB):** This business zone is established to provide pedestrian-oriented areas for commercial establishments which offer a wide range of goods and services.
- J. CENTRAL BUSINESS A (CBA):** This business zone is established to provide pedestrian oriented areas for commercial establishments which offer a wide range of goods and services with required off street parking.

- K. COMMERCIAL TRANSITION (CT):** The Commercial Transition District is characterized by residential structures suitable for use as small businesses or offices. Typically, the CT District is located on primary and secondary thoroughfares or is adjacent to other commercial areas where single-family structures are being, or should be, converted to low intensity commercial uses, while remaining compatible with the contiguous single-family neighborhood. Also permitted in this district are new structures which can architecturally blend in with neighboring residential buildings. The uses permitted are characterized by a low volume of traffic and limited outdoor advertising so as to protect the abutting and surrounding residential districts. This district is normally small in size and often serves as a buffer between residential and other commercial areas. No new principal residential structures are permitted to be constructed in this district, except to replace an existing such structure.
- K-1. COMMERCIAL TRANSITION LIMITED (CTL):** The CTL Zone is characterized by residential structures suitable for use as small businesses or offices. Typically, the CTL District is located on primary and secondary thoroughfares or is adjacent to other commercial areas where single family structures are being, or should be, converted to low intensity commercial uses, while remaining compatible with the contiguous single family neighborhood. Also permitted in this District are new structures which architecturally blend in with neighboring residential buildings. The uses permitted are characterized by a low volume of traffic and limited outdoor advertising so as to protect the abutting and surrounding residential districts. The permitted uses are more restrictive in nature than those allowed in the Commercial Transition (CT) zone. This District is normally small in size and often serves as a buffer between residential and other commercial areas. Intense landscape buffering will be required when abutting a residential zone. No new principal residential structures are permitted to be constructed except to replace an existing such structure. In addition to the standards enumerated above, this District will be characterized by more restrictive parking and lighting requirements.
- L. SHOPPING CENTER BUSINESS (SCB):** This business zone is established to control business development of the shopping center variety wherein two or more businesses are grouped together with a common parking lot and common driveways for access to the parking and the establishments.
- M. GENERAL BUSINESS (GB):** This business zone is established to provide areas for commercial establishments in free-standing buildings with all required off-street parking located on site.
- N. OFFICE AND RESEARCH (OR):** The OR zone is established to provide large, open, landscaped sites, generally adjacent to primary highways, for "show place" operations such as research laboratories.
- O. LIMITED INDUSTRIAL (LI):** This industrial zone is established to provide areas for industrial, office, and administrative uses, having few, if any, adverse effects on neighboring properties.
- P. GENERAL INDUSTRIAL (GI):** This industrial zone is established to provide areas in which manufacturing and related commercial operations are the principal use of land. Such uses may have some adverse effects on surrounding properties and are not compatible with residential, limited industrial and retail uses.
- Q. LIMITED INDUSTRIAL (LIA):** This industrial zone is established to provide areas for smaller industrial, office and administrative uses, having few, if any, adverse effects on neighboring properties.
- R. AGRICULTURAL (AG):** The AG Zone is established as a zone in which agricultural and certain related uses are encouraged as the principal uses of the land. The specific intent is to facilitate the proper use of lands best suited to agriculture through preventing the admixture of urban and rural uses which creates incompatibility and conflict, places unbalanced tax loads on agricultural land to help pay for urban services, and contributes to the premature termination of agricultural pursuits.
- S. OPEN SPACE (OS):** The Open Space Zoning District is hereby established to recognize the existence and encourage the preservation of major open space and recreational areas in the Village. The zone is intended to apply to all public open space of notable quality.
- W. MIXED USE (MX):** The Mixed Use Zoning District is established to provide for the development of parcels in excess of 500 acres that, due to their size, can sustain a wide array of uses that might otherwise be allowed in any of the other zoning districts of the Village. Parcels zoned in the MX District will be permitted to develop as of right under the regulations applicable to the AG zoning district regulations. Pursuant to a planned development approval based on a master plan for the entire parcel, however, properties in the MX zone may be developed and used for any use otherwise permitted or specifically permitted under the Zoning Ordinance provided that such use is expressly authorized as part of the planned development approvals. Any planned development approval shall also establish all applicable bulk, yard, space, height, and other requirements governing the development of properties within the MX District.

SECTION 17.12 - ZONING USE TABLE

ZONING CLASSIFICATIONS

1. AGRICULTURAL
2. INDUSTRIAL
3. INSTITUTIONAL
4. RECREATIONAL
5. RESIDENTIAL
6. RETAIN/SERVICE
7. SPECIAL/TEMPORARY

TABLE 1

USE TABLE¹

TABLE 1 - PAGE 1 OF 4

c - special / conditional use permit
x - permitted by right
t - permitted with temporary use permit

RESIDENTIAL

NON RESIDENTIAL

R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	AGRICULTURAL				CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS	
											Animal Farm, Hatchery, or Breeding Station														c		
											Apiary														c		
											Conservation Club														c		
											Dairy Farm and Processing														c		
x	x	x	x	x	x	x	x	x	x	x	Field Crop or Sod Farm				x	x	x	x	x	x	x	x	x	x	x	x	x
											Grain Elevator													c	c		
											Greenhouse or Nursery									x	x	x			x		
											Medical Cannabis Cultivation Center											c		c			
											Orchard														x		
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	INDUSTRIAL				CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS	
											Bulk Material Storage																
											Non Flammable or Non Toxic											x		x			
											Flammable and Toxic													c			
											Chemical, Pharmaceutical, or Scientific Product										c	x	c	x			

											Research												
											Construction Material Sales & Storage					x	x						
											Construction Material Production Including and excluding Concrete & Asphalt Mixing										c		
											Excavation of Earth Products											c	
											Food or Dairy Product Manufacturing, Processing or Packaging							x			x	c	
											Machine or Tool and Die Shop						c	x		c	x		
											Ornamental Iron or Sheet Metal Shop							x			x		
											Pilot Plant, Industrial						c	x		c	x		
											Plastics Manufacturing							x		c	x		
											Self Storage/Warehouse or Wholesaling, Enclosed						c		x		x		
											Welding Shop			c				x	x	x	x	x	
											Any Other Industrial Research, Production, Processing Uses								c	c	c		

Note ¹ For any use identified in this Table involving outdoor storage or display of construction or bulk materials, see Paragraph 17.20.020H12 of this code.

R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	INSTITUTIONAL	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Aquarium												c
x	x	x	x	x	x	x	x	x	x	x	Arboretum or Botanical Garden	x	x	x	x	x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x	x	x	x	Cemetery												
x	x	x	x	x	x	x	x	x	x	x	Church or Other Place of Worship	x	x	x		x	x						
c	c	c	c	c	c	c	c				Other Church Related Uses			c		c	c						
											Commercial or Trade School or School for Specialized Training	c	c			x	x						
		x	x	x	x	x	x	x	x	x	Community Center	x	x	x		x	x						c
x	x	x	x	x	x	x	x	x	x	x	Convent and Monastery											x	
c	c	c	c	c	c	c	c	c	c	c	Hospital						x						
c	c	c	c	c	c	c	c	c	c	c	Library	x	x			x	x						
											Medical Lab or Clinic	x	x	x	x	x	x		x				
c	c	c	c	c	c	c	c	c	c	c	Museum	x	x	x	x	x							c
c	c	c	c	c	c	c	c	c	c	c	Nursery School or Other Child Care Facility	x	x	c		x	x						
c	c	c	c	c	c	c	x	c	x	x	Nursing or Convalescent Home	x		c									
											Personal Training Center including Dormitory							x	x				
											Post Office, Government Office	x	x			x	x						c
x	x	x	x	x	x	x	x	x	x	x	Public Open land, Refuge or Preserve												x
											Religious Retreat											x	
c	c	c	c	c	c	c	c	c	c	c	School for the Mentally Disturbed, Retarded, or Handicapped												
x	x	x	x	x	x	x	x	x	x	x	Schools, University, College, Seminary, High,	x	x			x	x	x				x	x

											Jr. High and Elementary												
											Solid Waste Disposal Site										c		
											Training Center, Armed Forces						c	c	c	c	c		
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RECREATIONAL	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Band Shell											c	c
											Bowling Alley	x	x			x	x						
											Camp, Day or Youth											x	x
											Carnival or Circus	t	t	t		t	t	t	t	t	t	t	
											Club Indoor	c	c			c	c						
											Club Outdoor					c	c						
											Fairground and Exposition Grounds					c	c					c	
											Game Room					x	x						
											Golf Course											x	x
											Golf Driving Range						c						
x	x	x	x	x	x	x	x	x	x	x	Government Owned Park											x	x
											Health Club or Gym	x	x			x	x						
											Miniature Golf						c						
											Park, Commercial						c						
x	x	x	x	x	x	x	x	x	x	x	Park, Public	x	x	x	x	x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x	x	x	x	Playground	x	x	x	x	x	x					x	X
c	c	c	c	c	c	c	c	c	c	C	Privately Owned Park											x	x
x	x	x	x	x	x	x	x	x	x	x	Recreational Facility (i.e. Ball field, Picnic Shelters, etc.)											x	X
											Skating Rink, Ice or Roller					x	x					c	C
											Sports Arena					c	c		c	c	c		
											Sports Training Facility					c	c		c	c	c	c	c
											Stable, Commercial of Private											c	c
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RESIDENTIAL	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
							x		x	x	Apartment House												
											Apartments as Accessory Uses in Business Buildings but not on the ground floor	x	x	x	x								
c	c	c	c	c	c	c	c	c	c	c	Congregate Housing			c	c								
x	X	x	x	x	x	x	x	x	x	x	Group Family Household			x	x								
										c	Mobile Home Park												
c	C	c	c	c	c	c	c	c	c	c	Senior Citizen Facility	c	c	c	c	c	c	c	c	c	c	c	c
x	X	x	x	x	x	x	x	x	x	x	Single Family Dwelling			x	x								
							x	x	x	x	Two Family Dwelling			x									
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	RETAIL/SERVICE	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Agricultural Implement, Sales and Service					x	x						
											Apparel Store	x	x			x	x						

											Appliance Sales & Service	x	x	x			x	x						
											Automobile or Motorcycle Sales, Supply and Service (not including gas station)					x	x							
											Auto Storage and Salvage Yard								c			c		
											Automobile Washing					c	c							
											Barber or Beauty Shop	x	x	x	x	x	x							
											Beverage Distributor, Wholesale						x			x				
											Billiard Parlor	x	x			x	x							
											Boat Sales, Storage, Inside Repair, Rental					x	x							
											Bus Terminal Facility									c				
											Department Store	x	x			x	x							
											Drug Store	x	x			x	x							

											Equipment Rental, Indoor with Outdoor Storage					c	c		c	c				
											Equipment Rental, Indoor					x	x		x	x				
											Exterminating or Fumigation						x		x		x			
											Financial Institution Services	x	x			x	x							
											Financial Institution Services w/Drive-Thru	c	c			x	x							
											Firearm and Ammunition Sales					c	c		c					
											Fish or Meat Market, Retail	x	x			x	x							
											Funeral Home					x	x							
											Furniture Sales	x	x			x	x							
											Gas Station					c	c							
											Grocery or Food Store	x	x			x	x							
											Hardware Store	x	x			x	x							
											Hotel/Motel	x	x			x	x							
											Laundromat	x	x			x	x							
											Liquor Store	x	x			x	x							
c	c	c	c	c	c	c	c	c	c	c	Massage Therapy Establishment	c	c	c	c	c	c	c	c	c	c	c	c	c
											Medical Cannabis Dispensary					c	c							
											Monuments, Retail						x							
											Motion Picture Theater	x	x			x	x							
											Pet Sitting Services						x		x	x				
											Professional Office (i.e. Accountant, Attorney, Doctor, Insurance, etc.)	x	x	x	x	x	x	x						
											Restaurant, Non Drive-In	x	x	x		x	x	x						
											Restaurant, Fast Food					x	x							
											Sign Shop					x	x							
											Tavern, Nightclub	x	x			x	x							
											Truck Terminal ² (pre February 4, 2020)						x		x					
											Veterinary Clinic	x	x	x	x	x	x							

											All Other Retail Uses Not Presently Included	x	X	c	c	x	x						
R1	R1A	R2	R2A	R3	R3A	R3B	R4	R4A	R5	R6	SPECIAL/TEMPORARY	CB	CBA	CT	CTL	SCB	GB	OR	LI	LIA	GI	AG	OS
											Airport or Heliport						c	c	c		c	c	
											Alternative Fuel Center								c				
											Amphitheater											c	
t	t	t	t	t	t	t	t	t	t	t	Christmas Tree Sales	t	t	t		t	t	t	t	t	t	t	
t	t	t	t	t	t	t	t	t	t	t	Contractor's Project Office	t	t	t		t	t	t	t	t	t	t	
											Hatchery, Fish or Chicken											c	
											Military Camp											c	
											Mixed Use Development on a lot containing 50 or more acres, pursuant to a Planned Unit Development.											c	
											Outdoor Clothing Drop Off Stations					t	t		t	t	t		
t	t	t	t	t	t	t	t	t	t	t	Outdoor Storage Containers	t	t	t	t	t	t	t	t	t	t		
C	c	c	c	c	c	c	c	c	c	c	Personal Wireless Services ^{3, 4, 5} Antennas with or without support. Structures and related electronic equipment and equipment structures	c	c	c	c	c	c	c	c	c	c	c	c
											Public and Private Utilities		c	c		c	c	c	c	c	c	c	c
t	t	t	t	t	t	t	t	t	t	t	Real Estate Project Sales Office	t	t	t		t	t	t	t	t	t	t	
t	t	t	t	t	t	t	t	t	t	t	Sidewalk or Parking Lots Sales, Tent Sales & Other Outdoor Commercial Events	t	t	t	t	t	t	t	t	t	t	t	
x	x	x	x	x	x	x	x	x	x	x	Solar Energy Systems: Building Mounted (BMSE)	c	c	c	c	c	c	c	c	c	c	c	c
x	x	x	x	x	x	x	x	x	x	x	Solar Energy Systems: Building Integrated (BISE)	c	c	c	c	c	c	c	c	c	c	c	c
c	c	c	c	c	c	c	c	c	c	c	Solar Energy Systems: Ground Mounted (GMSE)					c	c	c	c	c	c	c	c
x	x	x	x	x	x	x	x	x	x	x	Solar Energy Systems: Self Contained (SCES)					c	c	c	c	c	c	c	c
											Tents								t	t	t		
											Wholesale Brewery Production Activities	c											
											Wind Energy Systems: Building Mounted					c	c	c	c	c	c		
											Wind Energy Systems: Small					c	c	c	c	c	c		

Note: ¹ - Residential uses will be allowed as an accessory use. No accessory residence will be more than 1000 square feet in size.

Note: ² - Truck terminals are prohibited in all zoning classifications after February 4, 2020.

Note ³ - All personal wireless services antennas with or without antenna support structures, and related electronic equipment and equipment structures shall be allowed as a special permit only subject to the standards contained in Section 17.24.010 of this Code and shall be deemed a principal use on a lot even where that lot contains an other than principal use.

Note:⁴- See Section 17.20.030H12 of this Code.

Note⁵ - See Section 17.24.C12

Note – No outdoor storage of non-motorized equipment – i.e. pallets, trailers, soil, unplanted landscaping material, will be allowed in any zone. Non-motorized equipment materials that is associated with a construction project may temporarily be stored on the lot where construction is underway for the duration of the construction project.

Note: A Special Use Permit shall be required for any public park to be located in the LC-NC/SE and LCNC/GI zoning classification.

17.16.010 LOT AREA, YARD, AND BULK REQUIREMENTS IN ALL ZONES

- A. LOT AREA:** Any principal use together with all accessory uses shall be located on a lot having a minimum area as shown in Column 3, Table 2.
- B. LOT WIDTH:** Each lot shall have a width at the building setback line as shown in Column 4, Table 2. The minimum lot width for apartment houses and attached dwellings shall be the sum of the lot width requirement for the first dwelling unit plus the lot width requirement for the second-dwelling unit plus the lot width requirements for each additional dwelling unit as shown in Column 4, Table 2.
- C. FRONT YARD:** Each lot shall have a front yard not less than as shown in Column 5, Table 2; except as otherwise provided under Non-conforming Recorded Lot.
- D. REAR YARD:** Each lot shall have a rear yard not less than as shown in Column 6, Table 2; except as otherwise provided under Non-conforming Recorded Lot.
- E. SIDE YARD:** Each lot shall have two yards, the total of which is not less than that shown in Column 7, Table 2. No side yard shall be less than the minimum side yard shown in Column 8, Table 2; except as otherwise provided in the footnotes to Table 2 and under Non-conforming Recorded Lot.
- F. YARDS ABUTTING STREETS:** Any side or rear yard which abuts a street shall be not less than as shown in Column 9, Table 2; except as otherwise provided under Non-conforming Recorded Lot.
- G. YARDS ABUTTING RESIDENTIAL ZONES:** Any side or rear yard abutting a residential zone shall be not less than as shown in Column 10, Table 2.
- H. STRUCTURAL COVERAGE:** The total ground area occupied by any principal building together with all accessory buildings shall not exceed the percent of the total area of the lot shown in Column 11, Table 2.
- I. FLOOR AREA RATIO:** The combined floor area ratio for any principal building together with all accessory buildings shall not exceed the ratio shown in Column 12, Table 2.
- J. HEIGHT OF PRINCIPAL BUILDING:** No principal building or structure shall exceed the height restrictions in feet as shown in Column 13, Table 2; except as specifically provided otherwise in the footnotes to Table 2.
- K. HEIGHT OF ACCESSORY STRUCTURES:** No accessory building or structure shall exceed the height in feet as shown in Column 15, Table 2, or the height in stories in Column 16, Table 2.

TABLE 2, PAGE 4 OF 4

ZONE		USE	LOT SIZE				YARDS				BULK				
			Area	Width	Front	Rear	Total Side	Minimum	Abutting A	Residential	Structural	F.A.R. (Floor Area) Ratio	Height of Principal Building	Height of Accessory Building	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Sq. Ft.	Feet	Feet	Feet	Feet	Feet	Feet	Feet	%	-	Feet	Stories	Feet	Stories
GB	<i>Any permitted use:</i>														
	With community sewers	10,000	50	50	30	24	12	50	50	30	.40	40	3.0	20	1
	Without community sewers	20,000	100	75	30	24	12	75	50	30	.40	40	3.0	20	1
	Without community sewers serving or processing food	40,000	130	75	30	24	12	75	50	30	.40	40	3.0	20	1
OR	Any permitted use	40,000	130	50	30	30	15	50	75	50	.50	75	--	30	--
LI	Any permitted use	40,000	130	50	30	30	15	50	75	60	.60 ³	95 ⁴	--	40	--
LIA	Any permitted use	15,000	75	50	30	30	15	50	75	60	.60 ³	95 ⁴	--	30	1
GI	Any permitted use	80,000	190	70	30	30	15	75	100	45	.65 ³	95 ⁴	--	40	--
AG	Any permitted special Farm use, Health medical use, Veterinary clinic, Commercial, or Private Stable	200,000	300	75	100	200	100	75	100	10	--	35	2.5	20	1
	Any other permitted use	200,000	300	30	60	60	30	30	30	10	--	35	2.5	20	1
OS	Any permitted school	200,000	300	50	20	60	20	50	75	30	.40	50	3.0	20	1
	Any other permitted use	NA	NA	50	20	60	20	20	75	30	NA	35	2.5	16	1

FOOTNOTES TO TABLE 2

¹ For this use in this zone, the width listed shall be the average width of lot; the minimum width at the building setback line shall be fifty (50) feet.

² Side yards are not required in this zone if the lot line is not a zoning boundary line and the proposed construction meets fire codes. Side yards, if provided, however, shall be not less than 3 feet in width and shall be paved or finished with planned landscaping.

³ The combined floor area ratio for any principal and accessory buildings located on a lot having an area greater than ten (10) acres may have a floor area ratio of one (1.00).

⁴ Any structure maybe as high as forty-five (45) feet. Additional height is permitted provided that no structure shall intercept the plane making an angle of forty (40) degrees from the horizontal toward the interior of the lot and originating at each property line, and provided that no structure shall exceed ninety-five (95) feet in height.

⁵ All non-residential uses adjoining a residential district, public, or institutional facility shall include landscaping as depicted on the following page. The developer/builder will submit a plan in substantial conformance with the depiction. If the 30 ft. or 25 ft. width screening area is chosen, either a 6 ft. board on board privacy fence or a 4 ft. - 6 ft. berm will be provided in addition to the landscaping. The screening area plan will be submitted along with the site plan and/or building permit application. This type of screening must also be provided in the event a permitted non-residential use is constructed in a residential zone. No planting, screening, or landscaping shall be so placed or of such design as to in any manner screen or obscure vision of pedestrians or vehicular traffic or adversely affect drainage in such a manner as to endanger the public or present a hazard to safety.

⁶ For single family dwellings with attached garages in subdivisions platted and recorded on or before the effective date of this Ordinance, required total side yards may be reduced to 20% of the lot width, with a minimum side yard dimension of 10% of the lot width, but in no case shall any side yard be less than six (6) feet.

⁷ If the existing front yards of structures on lots lying wholly or partially within 300 feet on the same side of the street on the same block of any lot proposed for the construction of a structure exceed the required front yard as stated herein, then the greater distance shall be required, except that if the existing front yards are not uniform, then the average such distance shall apply.

⁸ An accessory building will not exceed 40% of the floor area of the principal building